ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Mike's Ice Cream, LLC 208 Broadway Nashville, TN 37201	Map 61-11, Parcel 183	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (JKJ)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REGIONS BANK,** an Alabama banking corporation ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **MIKE'S ICE CREAM, LLC**, a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 3939 Gallatin Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me this 23 day of January, 2014.

Notary Public
My Commission Expires: 9-9-2014

JANE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

0R0909-301261 ... Expires SEPT 9, 2014
7/3324079.1

BILL GARRETT, Davidson County
Trans: T20140005598 DEEDWARRSP
Recvd: 01/24/14 11:52 4 pgs
Fees: 23.00 Taxes: 1091.50
20140124-0006758

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed the 22 day of January, 2014, to be effective January 24, 2014.

REGIONS BANK,
an Alabama corporation

By: _____
Name: Keith Pressley
Title: Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, RANDI L DICUS, of the state and county aforesaid, personally appeared Keith Pressley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Senior Vice President of Regions Bank, the within named bargainor, an Alabama banking corporation, and that he as such Senior Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal, at office in BIRMINGHAM, ALABAMA, this 22 day of JANUARY, 2014.

_____
Notary Public
My Commission Expires: 11/5/2016

RANDI L. DICUS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOVEMBER 05, 2016

RANDI L. DICUS NOTARY PUBLIC

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot No. 3 on Map of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract, as shown on plat recorded in Plat Book 421, page 178, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Union Planters Bank of Middle Tennessee, National Association, by deed from Union Planters National Bank, as of record in Book 9433, page 421, Register's Office for Davidson County, Tennessee. Union Planters Bank of Middle Tennessee, National Association is now known as Regions Bank, successor in interest by merger.

EXHIBIT B

Permitted Encumbrances

1. All matters shown the Plat of record in Book 421, page 178, Register's Office for Davidson County, Tennessee ("RODC").
2. A lien for real property taxes for 2014 and subsequent years, not yet due and payable.
3. Easement to Southern Bell Telephone and Telegraph Company, as of record in Book 1081, page 622, RODC.